Development Standards Committee June 18, 2014 at 5:30 PM

The Woodlands Township 2801 Technology Forest Boulevard The Woodlands, Texas 77381

- I. Welcome/Call Meeting to Order
- II. Consideration and Action of the minutes of the Development Standards Committee Meeting on May 21, 2014.
- III. Consideration and Action of the Applications and legal items in Section V recommended for Summary Action.
- **IV.** Consideration and Action to amend the Neighborhood Criteria for the Indigo Sky Neighborhood in Indian Springs (TWA) Section 8a Block 1 Lots 1, 13-16, 31 and Block 2 Lots 1-7, 9-11, and 31-32.
- **V.** Review and Disposition of applications and violations.
 - 1. Consideration and action for final approval of the exterior and interior remodel and building renovations.

The Woodlands Medical and Dental

1001 Medical Plaza Drive

Lot 0210, Block 0350, Section 0999, Village of Town Center

2. Variance request for the proposed monument sign.

The Woodlands Medical and Dental

1001 Medical Plaza Drive

Lot 0210, Block 0350, Section 0999, Village of Town Center

3. Consideration and action for the final approval a two-story parking garage addition with 5,000 square foot fitness center on ground floor.

GeoSouthern Energy Corporation

1425 Lake Front Circle

Lot 0350, Block 0599, Section 0999, Village of Town Center

4. Consideration and action for the preliminary approval of one 25,000 square foot, two-story office building, revised site plan, clearing plan and landscaping.

GeoSouthern Energy Corporation

1425 Lake Front Circle

Lot 0350, Block 0599, Section 0999, Village of Town Center

5. Variance request for a proposed patio cover that requires sealed plans drawn by a licensed and registered structural engineer, licensed architect or a certified professional building designer with accreditation through The American Institute of Building Design (A.I.B.D.), Texas Institute of Building Design (T.I.B.D.) or The National Council of Building Designer Certification (N.C.B.D.C.)

Earl Love

146 North Westwinds Circle

Lot 8, Block 1, Section 67 Village of Alden Bridge

6. Variance request for a proposed patio cover that does not respect the rear 20 foot setback

Jay B Strepman

92 Maple Path Place

Lot 35, Block 2, Section 37 Village of Alden Bridge

7. Variance request for Concept approval for a proposed room addition that will exceed the maximum allowed living area per the Development Criteria for Section 74 of Alden Bridge.

Stephen R Zane

34 Taupewood Place

Lot 32, Block 3, Section 74 Village of Alden Bridge

8. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.

Adrian Correa

3 Garden Lodge Place

Lot 24, Block 3, Section 51 Village of Sterling Ridge

9. Variance request for an existing summer kitchen that is not at least ten feet from the adjacent property line.

Riaan Van Der Walt

22 North Scribewood Circle

Lot 10, Block 1, Section 55 Village of Sterling Ridge

10. Variance request for an existing summer kitchen that is not at least ten feet from the adjacent property line.

Richard Keene

39 Crested Point Place

Lot 24, Block 2, Section 37 Village of Alden Bridge

11. Variance request for existing pavers that do not respect the five foot side and ten foot rear easements.

Christopher J McGinniss

95 East Green Gables Circle

Lot 44, Block 1, Section 9 Village of Alden Bridge

12. Variance request for an existing pond that does not respect the rear ten foot easement.

Stephen and Evelyn Richter

22 Overlyn Court

Lot 18, Block 1, Section 3 Village of College Park

13. Variance request for existing driveway extensions that exceeds the maximum width of 16 feet and paving that extends beyond the front 25 feet platted building line.

Roger May

14 Serenity Woods Place

Lot 16 Block 3, Section 13 Village of Alden Bridge

14. Variance request for an existing play structure that does not respect the ten foot rear easement.

Anthony and Mary Clark

27 Wood Manor Place

Lot 16 Block 1, Section 12 Village of College Park

15. Variance request for an existing trampoline that does not respect the side five foot easement.

Shawn Williams

54 Roger Dell Court

Lot 12, Block 1, Section 82 Village of Sterling Ridge

16. Variance request for an existing storage shed does not respect the five foot side and ten foot rear easements.

James Garrett

7 Thicket Grove Place

Lot 44, Block 1, Section 16 Village of College Park

17. Variance request for an existing trash and recycle cart screen that is more than three feet into the side easement and is not "L" shaped and a driveway widening that exceeds maximum allowed width and does not respect the side five foot easement.

Ronald and Susan Dewlen

162 Prairie Dawn Circle

Lot 3, Block 3, Section 6 Village of College Park

18. Variance request for an existing storage shed does not respect the five foot side and ten foot rear easements. Edward Rushing

34 Orchid Grove Place

Lot 9, Block 2, Section 7 Village of College Park

19. Request for approval of a home business.

Gregory R McGarth

35 Lyreleaf Place

Lot 9, Block 1, Section 39 Village of Alden Bridge

20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Thera B Kidd

7 Tivoli Garden Court

Lot 45, Block 2, Section 16 Village of Alden Bridge

21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Arron Trahan

15 Hebburn Court

Lot 23, Block 3, Section 3 Village of Creekside Park

22. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Julio Rojas

140 South Vesper Bend Circle

Lot 24, Block 1, Section 30 Village of Sterling Ridge

23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Bradley G McMahon

11 East Shale Creek Circle

Lot 3, Block 1, Section 20 Village of Sterling Ridge

24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Henrick and Maria Mortensen

15 Butterfly Branch Place

Lot 44, Block 2, Section 52 Village of Alden Bridge

25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Kareemuddin M Shaik and Fatima Nasreen

22 English Lavender Place

Lot 23, Block 2, Section 24 Village of Sterling Ridge

26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Brian C. and Amy E. Dunagan

155 Avonlea Court

Lot 2 Block 2, Section 24 Village of Alden Bridge

27. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Michael and Linda B Gilhousen

52 Windbluff Court

Lot 42 Block 1, Section 5 Village of Alden Bridge

28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Kila Bila

2 Wild Colt Place

Lot 23, Block 3, Section 9 Village of Alden Bridge

29. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Sergio Angulo Espinosa

115 West Russet Grove Circle

Lot 12, Block 2, Section 75 Village of Alden Bridge

30. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Francisco Javier Gomez Vaca

30 Player Vista Place

Lot 6, Block 1, Section 84 Village of Sterling Ridge

31. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

David and Shannon Pope

98 East Cove View Trail

Lot 88, Block 1, Section 6 Village of Creekside Park

32. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Patricia Enriquez De Perez Flores

27 Kittatinny Place

Lot 16, Block 4, Section 3 Village of Creekside Park

33. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Bank of America NA

31 South April Mist Circle

Lot 5, Block 3, Section 9 Village of College Park

34. Variance request for a fence color that is not in keeping with the neighborhood character.

Korbin Family Trust

50 South Vesper Bend Circle

Lot 93, Block 2, Section 29 Village of Sterling Ridge

35. Variance request for an existing home business that has employees that frequently travel to the home and has business vehicles that park on the street and property and may have a negative impact.

Bryan Clyde Scott

99 Sheerborne Court

Lot 61, Block 1, Section 26 Village of Alden Bridge

36. Variance request for a house not painted an approvable color and not in keeping with the neighborhood character.

Brian and Cheryl Murphy

59 East Ambassador Bend

Lot 51 Block 1, Section 33 Village of Sterling Ridge

37. Variance request for a proposed pool barrier fence that is not five feet or more from the front façade of the dwelling and the associated swimming pool location that requires the fence to be moved to an unapprovable location.

Robert Nevarez

2 Tapestry Park Drive

Lot 8, Block 1, Section 9 Village of College Park

38. Variance request for a proposed cabana that does not respect the rear 25 foot setback.

William Kirkconnell

131 South Fair Manor Circle

Lot 33, Block 1, Section 78 Village of Sterling Ridge

39. Request for rehearing for CONCEPT approval of a proposed patio cover with summer kitchen that does not respect the 20 foot rear building setback.

Jason Oefinger

38 West Mirror Ridge Circle

Lot 17, Block 1, Section 18 Village of Indian Springs (TWA)

40. Variance request for a proposed sports court that does not respect the rear fourteen foot easement or the rear 15 foot building line.

Michael McBeath

87 South Almondell Circle

Lot 14, Block 3, Section 92 Village of Sterling Ridge

41. Variance request for proposed shed that does not respect the side five foot easement and is not screened by a solid fence.

John Frost

47 Golden Orchard Place

Lot 37, Block 1, Section 95 Village of Sterling Ridge

42. Variance request for a proposed patio cover with fireplace that does not respect the rear 20 foot setback.

Litton and Stacey Schexnaildre

63 South Beech Springs Circle

Lot 23, Block 3, Section 10 Village of Creekside Park

43. Variance request for existing batting cage that does not respect the rear 25 foot building setback or the ten foot rear easement.

Jose Huerta

50 Nocturne Woods Pl

Lot 24, Block 1, Section 44 Village of Sterling Ridge

44. Variance request for an existing dog door that impacts the neighboring properties and the puppy bars that are not an approvable fence style.

Girard and Tammy Riess

55 Inland Prairie Drive

Lot 44, Block 1, Section 9 Village of Creekside Park

45. Variance request for a trampoline that does not respect the side five foot or rear ten foot easement.

Omar Kordy

31 South Knightsgate Circle

Lot 27, Block 1, Section 18 Village of Sterling Ridge

46. Variance request for an existing driveway that exceeds the maximum width allowed.

Daniel and Dedra Kashin

159 West Hullwood Court

Lot 10R, Block 1, Section 2 Village of Creekside Park

- **VI.** Consideration and Action regarding the Residential Development Standards.
- VII. Public Comments
- **VIII.** Member Comments
- IX. Staff Reports
- X. Adjourn



Property Compliance Manager For The Woodlands Township

Poslika B. 6210